G. GRAND RAPIDS

1. OVERVIEW

City Location & History

Grand Rapids is located on the Grand River, 30.0 miles east of Lake Michigan in the west central region of Michigan's lower peninsula. It was settled as a trading post in 1826, became the seat of Kent County in 1831, and was incorporated as a city in 1850. In the late 19th century, Grand Rapids became a railroad and lumbering center. An off-shoot of the timber industry, Grand Rapids became known for its making of fine furniture. National home furnishing markets were held here for 75 years, concluding in the 1960s. Today, Grand Rapids is a world leader in the production of office furniture.

Grand Rapids is located at the intersection of Interstate 96/196 (Muskegon northwest, Holland southwest, and Lansing east) and U.S. Highway 131 (Kalamazoo south and Cadillac north). In 2007 it was estimated that Grand Rapids had 192,441 people living in 72,627 households within 44.6 square miles.

Downtown Study Area Delineation & Boundaries

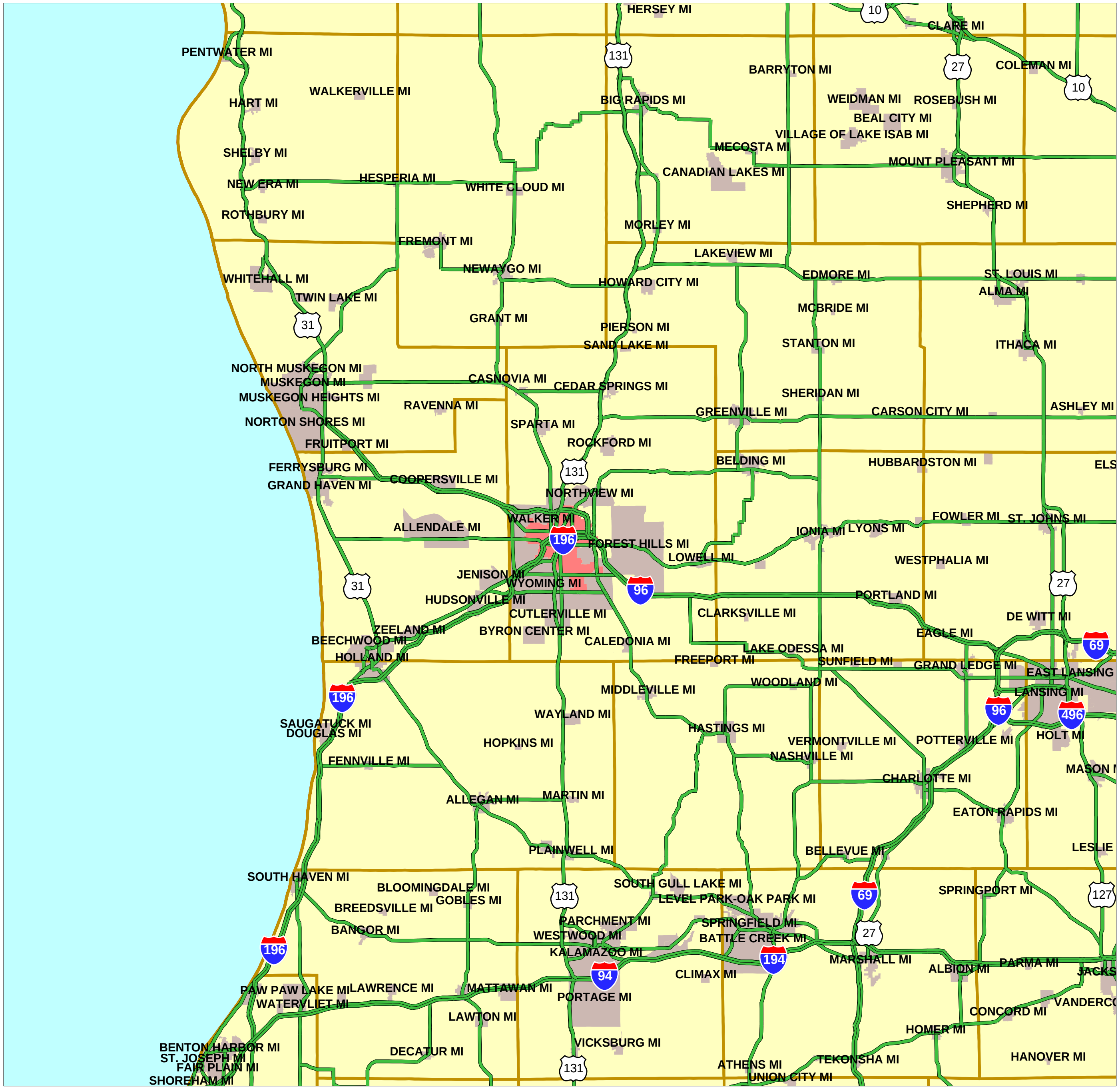
The Grand Rapids Downtown Study Area (DSA) was established after a driving tour of the inner city and consultation with city officials. The following four factors influenced the final delineation: (1) exclusion of single-family neighborhoods, (2) inclusion of the Central Business District, (3) general adherence to downtown development authority boundaries, and (4) recognition of significant natural and man-made barriers. For this study, the Grand Rapids DSA is generally described as follows:

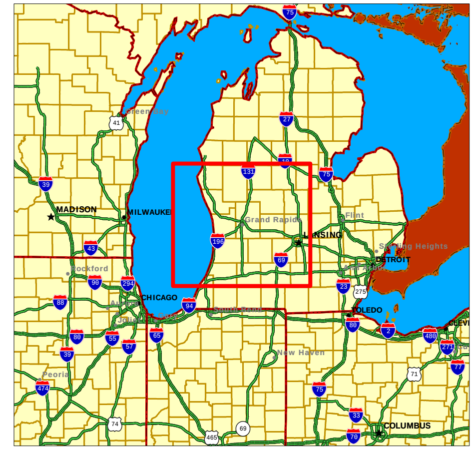
- North boundary: 9th Street / Leonard Street
- East boundary: Division Avenue / Prospect Avenue
- South boundary: Wealthy Street / Buckley Street
- West boundary: Lexington Avenue / Railroad Tracks

The geographic center of the DSA is the intersection of Monroe Avenue and Pearl Street.

A regional map showing the location of the city within the state and a map delineating the specific boundaries of the DSA follow. On this DSA map, we have shown the location of each multi-unit property (both rental and condominium) surveyed within the Grand Rapids DSA. Map I.D. numbers for surveyed properties are identified in the Multi-Unit Housing Supply Analysis later in this section.

Grand Rapids, MI: Surrounding Region





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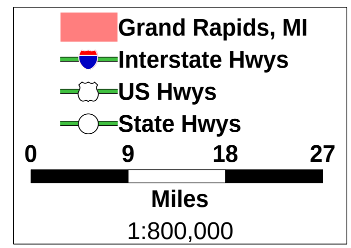

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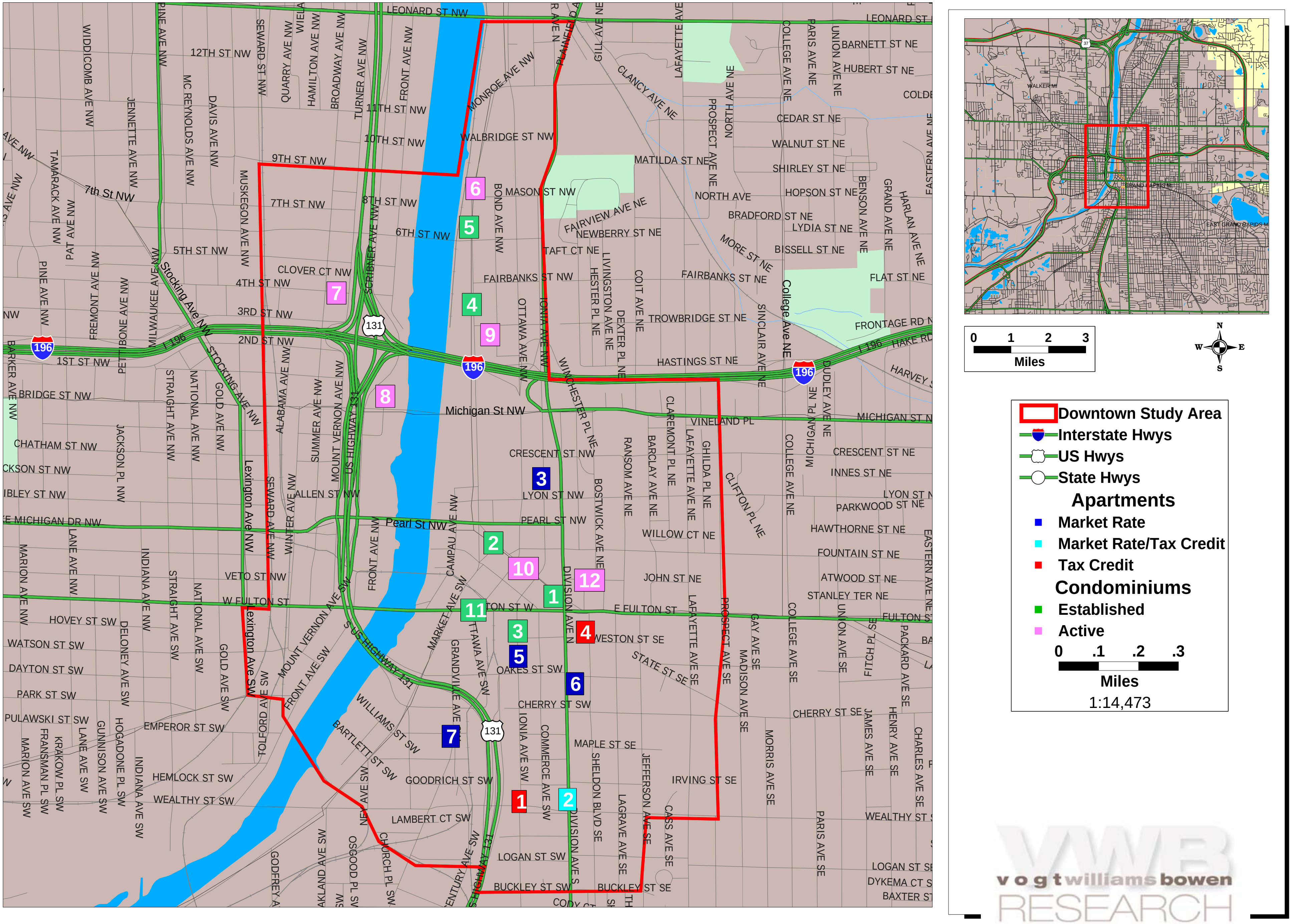
Grand Rapids, MI: DSA Boundary with Surveyed Properties



2007 Demographic Snapshot (Estimated from 2000 Census)

The following table provides a brief demographic snapshot of key population and household characteristics for the Grand Rapids DSA and the remainder of the city:

	2007 ESTIMATE	
	DOWNTOWN STUDY AREA	**REMAINDER OF GRAND RAPIDS**
POPULATION		
NUMBER	4,070	188,371
MEDIAN AGE	37.2	32.4
GENDER		
PERCENT MALE	54.8%	49.2%
PERCENT FEMALE	45.2%	50.8%
EDUCATION (AGE 25+)		
PERCENT HIGH SCHOOL EDUCATED	50.6%	48.4%
PERCENT COLLEGE EDUCATED	49.4%	51.6%
MARTIAL STATUS (AGE 15+)		
PERCENT SINGLE	75.4%	53.2%
PERCENT MARRIED	24.6%	46.8%
HOUSEHOLDS		
NUMBER	2,259	70,368
PRESENCE OF CHILDREN		
PERCENT WITH CHILDREN	13.5%	40.0%
PERCENT WITHOUT CHILDREN	86.5%	60.0%
AVERAGE SIZE	1.6	2.6
TENURE		
PERCENT OWNER	14.3%	61.2%
PERCENT RENTER	85.7%	38.8%
MEDIAN INCOME	$19,991	$41,298

Source: 2000 Census; Claritas, Inc.

The above data and more detailed demographic information are analyzed in the following section.

2. DEMOGRAPHICS

The following information has been compiled from the U.S. Census Bureau, the U.S. Department of Housing and Urban Development, the U.S. Department of Labor, and the FBI. It has been grouped into five categories for analysis: (1) population characteristics - descriptors for individual people, (2) household characteristics - descriptors for people living together in one residence, (3) housing characteristics - descriptors for residential dwelling units, (4) crime and transportation - descriptors for crime rates and transit/commuting activities, and (5) economic and employment indicators - descriptors for business and employment activity. This information is provided for expanding geographic areas: (1) the Downtown Study Area (DSA), (2) the remainder of the DSA's city, and (3) the state of Michigan.

Population Characteristics

	DOWNTOWN STUDY AREA	REMAINDER OF GRAND RAPIDS	STATE OF MICHIGAN
POPULATION			
1990 CENSUS	3,910	183,996	9,295,297
2000 CENSUS	4,129	193,494	9,938,444
2007 ESTIMATED	4,070	188,371	10,159,688
2012 PROJECTED	4,076	184,815	10,268,116
PERCENT CHANGE 1990 TO 2000	5.6%	5.2%	6.9%
PERCENT CHANGE 2000 TO 2007	-1.4%	-2.6%	2.2%
PERCENT CHANGE 2007 TO 2012	0.1%	-1.9%	1.1%
POPULATION BY AGE 2007			
PERCENT AGE LESS THAN 18 (CHILDREN)	14.1%	27.3%	24.5%
PERCENT AGE 18 TO 34 (YOUNG ADULTS)	32.2%	27.0%	22.6%
PERCENT AGE 35 TO 54 (MIDDLE-AGED ADULTS)	30.7%	26.8%	29.2%
PERCENT AGE 55 OR MORE (SENIORS)	23.0%	18.9%	23.7%
MEDIAN AGE	37.2	32.4	37.1
POPULATION BY GENDER 2007			
PERCENT MALE	54.8%	49.2%	49.2%
PERCENT FEMALE	45.2%	50.8%	50.8%
POPULATION BY EDUCATION (AGE 25+) 2007			
PERCENT HIGH SCHOOL GRADUATES OR LESS	50.6%	48.4%	47.6%
PERCENT SOME COLLEGE	21.1%	21.0%	23.4%
PERCENT COLLEGE GRADUATES OR MORE	28.3%	30.5%	29.1%
POPULATION BY MARTIAL STATUS (AGE 15+) 2007			
PERCENT NEVER MARRIED	51.7%	36.2%	27.2%
PERCENT MARRIED	24.6%	46.8%	56.3%
PERCENT WIDOWED/DIVORCED	23.7%	17.0%	16.5%
LAND AREA, POPULATION DENSITY & DAYTIME POPULATION 2007			
LAND AREA (IN SQUARE MILES)	1.6	43.0	56,803.8
PERSONS PER SQUARE MILE	2,490.8	4,384.7	178.9
DAYTIME POPULATION	73,540	99,719	5,680,903

Source: 2000 Census; Claritas, Inc.

Noteworthy observations and trends for the Grand Rapids DSA include the following:

- Although the total population within the DSA increased at a similar rate to the remainder of the city and the state from 1990 to 2000 (5.6% versus 5.2% and 6.9%), it was projected to decrease at a lower rate than the remainder of the city from 2000 to 2012 (1.5% versus 4.5%). The state's population was projected to increase 3.3% during this same 12-year period.

- In 2007 4,070 people resided within the DSA, representing only 2.1% of the city's total population.

- In 2007 the typical DSA resident profile was a 37 year old adult (62.9% between 18 and 54 years of age) who was only high school educated (50.6%) and unmarried (75.4%). Males and females were evenly represented. This profile is slightly different from the remainder of the city and the state. The percentage of children under 18 years of age within the DSA was lower than the remainder of the city and the state (14.1% versus 27.3% and 52.9%).

- In 2007 the land area within the DSA represented 3.6% of the total area within the city limits.

- In 2007 the population density within the DSA was 1.8 times sparser than the remainder of the city.

Household Characteristics

	DOWNTOWN STUDY AREA	REMAINDER OF GRAND RAPIDS	STATE OF MICHIGAN
HOUSEHOLDS			
1990 CENSUS	1,908	66,850	3,419,331
2000 CENSUS	2,249	70,888	3,785,661
2007 ESTIMATED	2,259	70,368	3,936,519
2012 PROJECTED	2,285	69,702	4,009,481
PERCENT CHANGE 1990 TO 2000	17.9%	6.0%	10.7%
PERCENT CHANGE 2000 TO 2007	0.4%	-0.7%	4.0%
PERCENT CHANGE 2007 TO 2012	1.2%	-0.9%	1.9%
HOUSEHOLDS BY COMPOSITION 2007			
PERCENT SINGLE	68.2%	31.1%	27.2%
PERCENT MARRIED WITH CHILDREN	3.4%	19.8%	23.5%
PERCENT MARRIED NO CHILDREN	7.8%	21.1%	28.7%
PERCENT SINGLE PARENT	10.1%	20.2%	16.0%
PERCENT OTHER	10.5%	7.8%	4.7%
AVERAGE HOUSEHOLD SIZE 2007	1.6	2.6	2.5
HOUSEHOLDS BY TENURE 2007			
PERCENT OWNER	14.3%	61.2%	74.5%
PERCENT RENTER	85.7%	38.8%	25.5%
MEDIAN HOUSEHOLD INCOME 2007	$19,991	$41,298	$50,319
HOUSEHOLDS BY *PRIZM NE* LIFESTAGE CLASSES & GROUPS 2007*			
PERCENT *YOUNGER YEARS* CLASS	21.2%	21.5%	32.7%
PERCENT *MIDLIFE SUCCESS* GROUP	0.0%	9.7%	15.4%
PERCENT *YOUNG ACHIEVERS* GROUP	21.2%	9.3%	6.8%
PERCENT *STRIVING SINGLES* GROUP	0.0%	2.4%	10.5%
PERCENT *FAMILY LIFE* CLASS	57.9%	51.2%	30.6%
PERCENT *ACCUMULATED WEALTH* GROUP	0.0%	1.3%	4.0%
PERCENT *YOUNG ACCUMULATORS* GROUP	7.6%	14.9%	8.4%
PERCENT *MAINSTREAM FAMILIES* GROUP	6.8%	27.6%	14.7%
PERCENT *SUSTAINING FAMILIES* GROUP	43.4%	7.3%	3.6%
PERCENT *MATURE YEARS* CLASS	21.0%	27.4%	36.7%
PERCENT *AFFLUENT EMPTY NESTS* GROUP	2.9%	3.1%	6.1%
PERCENT *CONSERVATIVE CLASSICS* GROUP	0.9%	7.8%	10.7%
PERCENT *CAUTIOUS COUPLES* GROUP	1.6%	10.5%	11.6%
PERCENT *SUSTAINING SENIORS* GROUP	15.6%	6.0%	8.4%

Source: 2000 Census; Claritas, Inc.
*See Addendum A for Lifestage Class & Group definitions.

Noteworthy observations and trends for the Grand Rapids DSA include the following:

- The total number of households within the DSA increased at a higher rate than the remainder of the city and the state from 1990 to 2000 (17.9% versus 6.0% and 10.7%). From 2000 to 2012, DSA households were expected to increase slightly by 1.6%, while the remainder of the city was expected to decrease slightly by 1.6%. State households were projected to increase 5.9% during this same 12-year period.

- In 2007 2,259 households resided within the DSA, representing only 3.1% of the city's total households.

- In 2007 the typical Grand Rapids DSA household profile was a single adult (78.3%) with no children (76%) earning $19,991 a year (median income) and renting their residence (85.7%). This profile is quite different from the remainder of the city and the state. Percentages of DSA households with children (13.5%) and married adults (11.2%) were well below the remainder of the city (51.3% and 40.9%) and the state (39.5% and 52.2%).

- In 2007 the average household size within the DSA (1.6 people) was much smaller than the remainder of the city (2.6) and the state (2.5).

- In 2007 the percent of renter households within the DSA (85.7%) was much higher than the remainder of the city (38.8%) and the state (25.5%).

- In 2007 the median income within the DSA ($19,991) was well below the remainder of the city ($41,298) and the state ($50,319).

- *Claritas, Inc. Prizm NE Lifestage* data for 2007 (estimated) was used to determine DSA resident profiles. Residents were classified in three main Lifestage classes: Younger Years, Family Life, and Mature Years. The largest Lifestage class within the DSA was *Family Life* at 57.9% of all households, while the two largest Lifestage groups were *Sustaining Families* (43.4%) and *Young Achievers* (21.2%). The largest Lifestage class in the remainder of the city was *Family Life* at 51.2% of all households, while the two largest Lifestage groups were *Mainstream Families* (27.6%) and *Young Accumulators* (14.9%). The largest Lifestage class in the state was *Mature Years* at 36.7% of all households, while the two largest Lifestage groups were *Midlife Success* (15.4%) and *Mainstream Families* (14.7%). Although the DSA Lifestage class percentages compare closely to the remainder of the city, they are very different from the state as a whole. Further, the DSA Lifestage group percentages are very different from the remainder of the city and the state. This indicates that household composition within the DSA is different from the remainder of the city and very different from the state as a whole. DSA households are younger, smaller, mostly childless, lower income, and mostly renters.

Housing Characteristics

	DOWNTOWN STUDY AREA	REMAINDER OF GRAND RAPIDS	STATE OF MICHIGAN
HOUSING UNITS 2000			
PERCENT OCCUPIED	86.9%	94.1%	89.4%
PERCENT VACANT	13.1%	5.9%	10.6%
TOTAL	2,588	75,307	4,234,279
HOUSING UNITS 2007			
PERCENT OCCUPIED	85.0%	93.2%	87.8%
PERCENT VACANT	15.0%	6.8%	12.2%
TOTAL	2,658	75,539	4,482,194
HOUSING UNITS 2012			
PERCENT OCCUPIED	83.3%	92.2%	86.2%
PERCENT VACANT	16.7%	7.8%	13.8%
TOTAL	2,744	75,625	4,652,213
HOUSING PAYMENTS GREATER THAN 30% OF INCOME BY TENURE 2000			
PERCENT OWNER-OCCUPIED UNITS	26.8%	16.2%	17.8%
PERCENT RENTER-OCCUPIED UNITS	40.2%	40.4%	37.6%
AVERAGE MONTHLY OWNER HOUSING PAYMENT 2000	$1,359	$836	$1,037
AVERAGE MONTHLY RENTER HOUSING PAYMENT 2000	$435	$557	$578
AVERAGE NUMBER OF ROOMS PER OCCUPIED HOUSING UNIT 2000	3.4	5.7	5.7
AVERAGE NUMBER OF BEDROOMS PER OCCUPIED HOUSING UNIT 2000	1.7	2.3	2.3
YEAR BUILT; OWNER-OCCUPIED UNITS (2000)			
PERCENT 1990 TO MARCH 2000	21.5%	5.1%	16.0%
PERCENT 1980 TO 1989	7.8%	5.5%	9.7%
PERCENT 1979 OR EARLIER	70.7%	89.4%	74.3%
YEAR BUILT; RENTER-OCCUPIED UNITS (2000)			
PERCENT 1990 TO MARCH 2000	3.6%	8.8%	10.2%
PERCENT 1980 TO 1989	9.8%	9.4%	13.0%
PERCENT 1979 OR EARLIER	86.6%	81.7%	76.8%
HOUSING UNITS BY STRUCTURE TYPE 2000			
PERCENT SINGLE FAMILY	8.2%	64.8%	74.5%
PERCENT 2 TO 19 UNITS IN A BUILDING	45.7%	28.8%	13.7%
PERCENT 20 TO 49 UNITS IN A BUILDING	6.5%	1.9%	2.2%
PERCENT 50 OR MORE UNITS IN A BUILDING	39.7%	4.3%	3.0%
PERCENT OTHER	0.0%	0.3%	6.7%
MEDIAN HOME VALUE 2000	$146,625	$91,108	$110,857
MEDIAN HOME VALUE 2007	$190,948	$117,375	$145,613
MEDIAN HOME VALUE 2012	$203,797	$124,861	$158,803
AVERAGE RESIDENCY LENGTH; OWNER-OCCUPIED UNITS	5.0	10.0	11.0
ANNUAL TURNOVER; OWNER-OCCUPIED UNITS (2000)	7.7%	8.4%	7.7%
ANNUAL TURNOVER; RENTER-OCCUPIED UNITS (2000)	39.0%	33.5%	31.6%

Source: 2000 Census; Claritas, Inc.

Noteworthy observations and trends for the Grand Rapids DSA include the following:

- Although the total number of housing units in the DSA was projected to increase at a higher rate than the remainder of the city from 2000 to 2012 (7.2% versus 0.4%), it was projected to increase at a lower rate than the state (9.9%).

- While the total number of housing units in the DSA was projected to increase from 2000 to 2012, the vacancy rate was projected to increase as well from 13.1% to 16.7%, a 27.5% increase. This increasing vacancy rate was projected to hold true for the remainder of the city and the state, however, at differing rates.

- In 2007 there were 2,658 housing units within the DSA, representing only 3.4% of the city's total housing units. Of all the DSA housing units, 15.0% were estimated to be vacant.

- In 2000 40.2% of the renter-occupied units within the DSA paid more than 30% of their gross income for housing. This is a similar percentage to the remainder of the city (40.4%) and the state (37.6%).

- In 2000 owner-occupied units within the DSA paid an average of $1,359 per month for housing, which was much more than the remainder of the city ($836) and more than the state ($1,037). Renter-occupied units within the DSA paid an average of $435 per month for housing, which was less than the remainder of the city ($557) and the state ($578).

- In 2000 the average number of total rooms (3.4) and bedrooms (1.7) per DSA housing unit were less than the remainder of the city (5.7 and 2.3) and the state (5.7 and 2.3). This indicates that housing units within the DSA were much smaller than those found in the rest of the city and the state.

- In 2000 91.9% of all housing units within the DSA were in multi-unit buildings. This percentage is much higher than the remainder of the city (35.0%) and the state (18.9%). Conversely, only 8.2% of all housing units in the DSA were single-unit/single-family structures.

- Although the median home value within the DSA was projected to increase at a similar rate to the remainder of the city and the state from 2000 to 2012 (39.0% versus 37.0% and 43.3%), the actual values were projected to be much higher than the remainder of the city and the state.

- The average residency length of owner-occupied units within the DSA (five years) is much shorter than the remainder of the city (10 years) and the state (11 years). Annual turnover rates within the DSA for renter-occupied units are higher than the remainder of the city and the state, while owner-occupied units are the same.

Crime & Transportation

	DOWNTOWN STUDY AREA	REMAINDER OF GRAND RAPIDS	STATE OF MICHIGAN
CRIME INDEX 2007*			
PERSONAL CRIME	161	124	94
PROPERTY CRIME	282	193	115
WORKER COMMUTE BY MODE (AGE 16+) 2007			
PERCENT DRIVE ALONE	59.1%	77.0%	83.5%
PERCENT CARPOOL	7.5%	13.0%	9.6%
PERCENT PUBLIC TRANSIT	6.7%	2.3%	1.2%
PERCENT WALK	21.6%	3.5%	2.2%
PERCENT MOTORCYCLE / BICYCLE	0.3%	0.4%	0.2%
PERCENT OTHER MEANS	1.1%	1.1%	0.5%
PERCENT WORK AT HOME	3.7%	2.7%	2.9%
TOTAL WORKERS	1,802	86,329	4,777,007
AVERAGE WORKER COMMUTE TIME IN MINUTES (AGE 16+) 2007	21.2	21.1	26.2
AVERAGE NUMBER OF VEHICLES PER HOUSEHOLD BY TENURE 2007			
OWNER HOUSEHOLDS	0.8	1.6	1.8
RENTER HOUSEHOLDS	1.5	1.8	2.0
ALL HOUSEHOLDS	0.7	1.2	1.2

Source: 2000 Census; Claritas, Inc.; Applied Geographic Solutions; VWB Research
*Based on a par value of 100

Noteworthy observations and trends for the Grand Rapids DSA include the following:

- In 2007 personal crime indices within the DSA were higher than the remainder of the city, the state, and the national average. Property crime indices within the DSA were estimated to be much higher than the remainder of the city, the state, and the national average.

- In 2007 the adult workers within the DSA used a car less often to commute than did the adult workers in the remainder of the city and state (66.6% versus 90.0% and 93.1%); 21.6% walked to work, and 6.7% used public transit.

- In 2007 adult workers within the DSA had similar commute times (21.2 minutes) as those in the remainder of the city (21.1), but shorter than the state average (26.2).

- In 2007 households within the Grand Rapids DSA had fewer vehicles (0.7) than those in the remainder of the city (1.2) and the state (1.2).

Economic & Employment Indicators

	DOWNTOWN STUDY AREA	REMAINDER OF GRAND RAPIDS	STATE OF MICHIGAN
EMPLOYMENT SHARE BY INDUSTRY 2007			
AGRICULTURE & NATURAL RESOURCES	0.1%	0.6%	1.1%
MINING	0.0%	0.0%	0.1%
CONSTRUCTION	0.3%	4.3%	4.3%
MANUFACTURING	3.8%	16.1%	14.7%
TRANSPORTATION & UTILITIES	3.5%	3.9%	4.1%
WHOLESALE TRADE	0.9%	6.2%	4.3%
RETAIL TRADE	9.9%	16.3%	19.4%
F.I.R.E.	4.6%	5.1%	5.9%
SERVICES	71.1%	40.3%	39.9%
GOVERNMENT	5.0%	5.5%	5.0%
NON-CLASSIFIABLE	1.0%	1.6%	1.1%
TOTAL EMPLOYEES	73,539	99,718	5,680,903
ANNUAL UNEMPLOYMENT RATE			
2000	NA	4.4%	3.7%
2001	NA	6.5%	5.2%
2002	NA	8.5%	6.2%
2003	NA	10.1%	7.1%
2004	NA	9.2%	7.0%
2005	NA	8.0%	6.8%
2006	NA	7.9%	6.9%
2007	NA	8.3%	7.2%
MEDIAN HOUSEHOLD EFFECTIVE BUYING INCOME 2007	$18,906	$34,609	$41,752
ECONOMIC DENSITIES 2007			
TOTAL BUSINESSES PER SQUARE MILE	1,326.8	168.2	7.1
RETAIL BUSINESSES PER SQUARE MILE	163.4	31.3	1.4
EMPLOYEES PER SQUARE MILE	45,006.1	2,321.2	100.0
RESIDENTIAL MULTI-UNIT BUILDING PERMITS BY DECADE (5+ UNITS PER BUILDING)			
2000 TO 2006 (UNITS)	NA	938	46,563
1990 TO 1999 (UNITS)	NA	1,260	65,592
1980 TO 1989 (UNITS)	NA	2,725	106,921

Source: Claritas, Inc.; Department of Labor, Bureau of Labor Statistics; socds.huduser.org – Building Permit Database

Table continued

TOP 10 EMPLOYERS WITHIN ONE MILE OF DOWNTOWN STUDY AREA	NUMBER OF EMPLOYEES	TYPE OF BUSINESS
1. SPECTRUM HEALTH	15,000	HOSPITAL
2. DEVOS CHILDREN'S HOSPITAL	14,000	HOSPITAL
3. SPECTRUM HEALTH SYSTEM	5,000	ADMINISTRATIVE OFFICES
4. ST. MARY'S HOSPITAL	2,500	HOSPITAL
5. ST. MARY'S HEALTH SYSTEM	2,500	HOSPITAL
6. AMWAY GRAND PLAZA HOTEL	900	HOTEL
7. GRAND RAPIDS COMMUNITY COLLEGE	900	COLLEGE
8. GRAND RAPIDS PRESS	823	NEWSPAPER PUBLISHER
9. AMERICAN SEATING	700	SURGICAL/MEDICAL INSTRUMENTS
10. MARY FREE BED REHAB HOSPITAL	700	REHABILITATION SERVICES

Source: 2007 InfoUSA Business Database

Noteworthy observations and trends for the Grand Rapids DSA include the following:

- In 2007 73,539 people worked within the DSA, representing 42.5% of all workers within the city.

- In 2007 the industry with the most employees within the DSA was Services at 71.1%.

- In 2007 white-collar employment within the DSA (54.3%) was similar to the remainder of the city (53.9%) and the state (56.9%).

- From 2000 to 2007, the unemployment rate for Grand Rapids has been higher than the state rate, fluctuating between 4.4% and 10.1%. In 2007 the unemployment rate for Grand Rapids was 8.3%, compared to the state's 7.2%.

- In 2007 the median household effective buying income within the DSA ($18,906) was well below the remainder of the city ($34,609) and the state ($41,752).

- On a citywide basis, the number of residential permits issued for units in buildings with five or more dwellings fluctuated over the last three decades. Permits for multi-unit buildings (five units or more) issued during the 1990s decreased 53.8% from those issued during the 1980s. The same type permits issued during the 2000s (adjusted for a full decade) increased 6.4% from those issued during the 1990s. Since 2000, an average of 134 multi-unit building permits per year were issued citywide; down from 273 per year during the 1980s.

- Within 1.0 mile of the DSA, the largest employer is Spectrum Health with 15,000 employees. The 10 largest employers within 1.0 mile of the DSA employ a total of 43,023 people. Within the DSA, 73,539 people are employed, yielding an "Employment per DSA Resident" ratio of 18.1 to one (based on 2007 estimates).

Demographic Summary

Resident households within the Grand Rapids DSA typically are childless, unmarried adults (37 year median age) who either live alone or with a roommate/partner, are high school and college-educated (50-50), earn an average of $20,000 per year, and rent their residence. The largest Lifestage Group is *Sustaining Families*. There are slightly more males than females. After growing in the 1990s, the DSA population is projected to decrease slightly from 2000 to 2012 with household formation decreasing as well. Only 2.1% of the city's population is projected to live within the DSA in 2007. Population density is average, while daytime population is the highest in the study.

The number of total housing units within the DSA is projected to increase from 2000 to 2012, however, so is the vacancy rate. Only 3.4% of the city's total housing units are projected to be within the DSA in 2007. There are many more renters than owners, and many of those renting pay over 30% of their income for housing. Housing units are denser (more units per building) and smaller within the DSA than the remainder of the city. The typical housing unit within the DSA has one to two bedrooms and is in a multi-unit building. DSA owners pay more per month for housing than the state average, while renters pay less than the state average. Renter-occupied units are older than owner-occupied units. Median home values are projected to increase, and actual values are much higher than the remainder of the city and the state. Owner residency length is shorter within the DSA than the remainder of the city or the state. The annual turnover rate for renters is higher within the DSA than the remainder of the city or the state. DSA residents are slightly more transient.

Crime indices within the DSA are higher than the rest of the city and much higher than the state and nation. Transportation data indicates that DSA residents/households drive less often to work and own fewer vehicles than their counterparts outside the DSA.

Spectrum Health and Devos Children's Hospital most heavily influence employment in and near the DSA. Five of the largest 10 employers within 1.0 mile of the DSA are hospital-related businesses. Most employment is white-collar (54.3%) with 90.6% of jobs falling within Service, Retail, Government, and Finance/Insurance/Real Estate industries.

Unemployment citywide has fluctuated since 2000, but remains above the state rate. Building permits for residential dwellings in multi-unit buildings have been steady citywide over the past 27 years, indicating a healthy multi-unit housing market. Economic densities for the DSA are higher than the remainder of the city, and are average to above average for this study.

3. MULTI-UNIT HOUSING SUPPLY ANALYSIS

Demographic Housing Supply Overview

According to the U.S. Census, the distribution of housing stock by tenure and occupancy within the Grand Rapids DSA for 2000, 2007 (estimated), and 2012 (projected) is summarized in the following table:

	2000 CENSUS		2007 (ESTIMATED)		2012 (PROJECTED)	
HOUSING TYPE	HOUSING UNITS	PERCENT	HOUSING UNITS	PERCENT	HOUSING UNITS	PERCENT
TOTAL OCCUPIED	2,249	86.9%	2,259	85.0%	2,285	83.3%
OWNER-OCCUPIED	321	14.3%	323	14.3%	326	14.3%
RENTER-OCCUPIED	1,928	85.7%	1,936	85.7%	1,959	85.7%
VACANT	339	13.1%	399	15.0%	459	16.7%
TOTAL	2,588	100.0%	2,658	100.0%	2,744	100.0%

Source: 2000 Census; Claritas, Inc.; VWB Research

For all three years (2000, 2007, and 2012), renter-occupied housing units outnumber owner-occupied housing units by nearly six to one.

Demographic housing trends indicate the total number of housing units in the DSA was projected to increase by 156 (6.0%) from 2000 to 2012, while the vacancy rate for all housing units was projected to increase from 13.1% to 16.7% during the same 12-year period.

The following table shows the distribution of occupied housing units in the DSA by structure type (type = units per building) in 2000:

HOUSING UNITS BY STRUCTURE TYPE (2000 CENSUS)	NUMBER OF UNITS	PERCENT
SINGLE-UNIT	211	8.2%
LOW-DENSITY MULTI-UNIT (2 TO 19 UNITS PER BUILDING)	1,182	45.7%
MEDIUM-DENSITY MULTI-UNIT (20 TO 49 UNITS PER BUILDING)	167	6.5%
HIGH-DENSITY MULTI-UNIT (50+ UNITS PER BUILDING)	1,028	39.7%
OTHER (TRAILER/BOAT/RV/VAN/ETC.)	0	0.0%
TOTAL	2,588	100.0%

Source: U.S. Census Bureau; 2000 Census

The above table shows that most of the occupied housing units within the DSA were located in Low-Density Multi-Unit buildings (45.7%). Of all the occupied housing units within the DSA, 91.8% were located in Multi-Unit buildings, while only 8.2% were located in Single-Unit (one-family) buildings.

The following table presents selected housing characteristics by owner- and renter-occupied housing units for the DSA in 2000:

HOUSING CHARACTERISTIC IN YEAR 2000	OWNER-OCCUPIED HOUSING UNITS	RENTER-OCCUPIED HOUSING UNITS
AVERAGE MONTHLY HOUSING PAYMENT	$1,359	$435
PERCENT WITH HOUSING PAYMENT GREATER THAN 30% OF INCOME	26.8%	40.2%
AVERAGE HOUSEHOLD SIZE	1.9	1.5
PERCENT MOVED-IN BETWEEN 1995 & 2000	47.7%	83.1%
ANNUAL TURNOVER RATE	7.7%	39.0%
AVERAGE NUMBER OF TOTAL ROOMS	5.9	3.0
AVERAGE NUMBER OF BEDROOMS	2.3	1.1
PERCENT BUILT BETWEEN 1990 & 2000	21.5%	3.6%
MEDIAN YEAR BUILT	<1939	<1939

Source: U.S. Census Bureau; 2000 Census

Noteworthy observations from the above table about the DSA include:

- Owners paid three times more than renters for housing.
- Forty percent of renter households paid more than 30% of their income for housing.
- Between 1995 and 2000, 83% of renter-occupied households moved into the DSA, while 47% of owners moved in during that same period.
- The annual turnover rate for renters was much higher than owners.
- Owner-occupied units were much larger than renter-occupied units.
- Six times more owner-occupied units were built during the 1990s than renter-occupied units.

Multi-Unit Rental Housing Supply Survey

We identified and surveyed seven multi-unit rental housing properties totaling 373 units within the Grand Rapids DSA that met the study's selection criteria (refer to Grand Rapids DSA Map using property Map I.D. numbers below). Of these properties, four are market-rate, two are Tax Credit, and one is market-rate/Tax Credit. A summary of the properties by type, unit count, and vacancy rate appears in the following table:

PROPERTY TYPE	PROPERTIES SURVEYED	TOTAL UNITS	VACANT UNITS	VACANCY RATE*
MARKET-RATE	4	185	47	25.4%
MARKET-RATE/TAX CREDIT	1	109	3	2.8%
TAX CREDIT	2	79	7	8.9%
TOTAL	7	373	57	15.3%

*As of July 2007

The Grand Rapids DSA multi-unit rental market is under performing with an overall multi-unit rental vacancy rate of 15.3%. Market-rate/Tax Credit properties are out performing Tax Credit and market-rate properties (2.8% vacancies versus 8.9% and 25.4%). The study's aggregate vacancy rate for all surveyed multi-unit rental housing properties in this study is 8.9%; indicating the Grand Rapids DSA has a higher rate than the study's aggregate average.

The following table summarizes key information for each multi-unit rental housing property surveyed in the DSA:

MAP I.D.	PROPERTY NAME	TYPE	YEAR BUILT/ RENOVATED	UNITS	BUILDING STORIES	VACANCY RATE***	QUALITY RATING	NET RENT** RANGE
1	METROPOLITAN PARK APTS.	TAX	2007	24	4	0.0%	A	\$543 - \$802
2	THE GLOBE APTS.	MRT	1910 / 2001	109	6	2.7%	A	\$94 - \$1,000
3	THE COMMERCE BUILDING	MRR	1920 / 2003	40	9	82.5%	B+	\$899 - \$2,131
4	THE LOFTS	TAX	1928 / 1996	55	6	12.7%	B+	\$498 - \$749
5	PLAZA TOWERS APTS.	MRR	1996	133	32	9.8%	A+	\$785 - \$1,450
6	LOFT APTS.	MRR	1910 / 2004	12	3	8.3%	B	\$832 - \$1,115
7	HOPSON FLATS	MRR	1934 / 2007	42*	5	U/C	U/C	\$1,050 - \$1,600

*Property under construction for renovations
**Net rent excludes all utilities except water, sewer, and trash removal.
***As of July 2007

From the above table, 258 units, or 62.2%, are in five older buildings that were renovated between 1996 and 2007, 115 units, or 27.7%, are in two newer properties that were constructed in 1996 and 2007, and 42 units, or 10.1%, were under construction in the renovation of a 1934 historic building at the time of the field survey. The largest of the surveyed properties is Plaza Towers with 133 total units, while the smallest is Loft Apartments with 12 total units. The average sized multi-unit rental property within the Grand Rapids DSA is 59 units.

Each surveyed rental property was rated on a scale of A through E, with A rated properties representing very high quality product that is upscale and luxurious, and E rated properties representing very low quality product that is in serious disrepair. All properties were rated on overall quality and appearance. Surveyed properties had quality ratings ranging from A to Bs, net monthly rents from $94 to $2,131, vacancy rates from 0.0% to 82.5%, and number of stories from three to 32.

The following table summarizes the breakdown of unit information by property type within the DSA:

MARKET-RATE						
BEDROOMS	**BATHS**	**UNITS**	**DISTRIBUTION**	**VACANT**	**VACANCY RATE***	**MEDIAN NET RENT**
STUDIO	1.0	7	3.4%	2	28.6%	$785
ONE-BEDROOM	1.0	91	44.6%	6	6.6%	$900
TWO-BEDROOM	1.0	63	30.9%	11	17.5%	$1,200
TWO-BEDROOM	2.0	9	4.4%	0	0.0%	$850
THREE-BEDROOM	1.0	2	1.0%	1	50.0%	$1,381
THREE-BEDROOM	2.0	1	0.5%	0	0.0%	$1,000
FOUR-BEDROOM	1.0	31	15.2%	27	87.1%	$1,651
TOTAL MARKET-RATE		**204**	**100.0%**	**47**	**23.0%**	**-**
TAX CREDIT						
BEDROOMS	**BATHS**	**UNITS**	**DISTRIBUTION**	**VACANT**	**VACANT RATE***	**MEDIAN NET RENT**
ONE-BEDROOM	1.0	53	31.4%	2	3.8%	$515
TWO-BEDROOM	1.0	41	24.3%	4	9.8%	$535
TWO-BEDROOM	2.0	57	33.7%	4	7.0%	$675
THREE-BEDROOM	2.0	18	10.7%	0	0.0%	$585
TOTAL TAX CREDIT		**169**	**100.0%**	**10**	**5.9%**	**-**

*As of July 2007

Of the 373 units that were surveyed, 57 are vacant (15.3%). More specifically, the market-rate units are 23.0% vacant and the Tax Credit units are 5.9% vacant. Surveyed rental units are 54.7% market-rate and 45.3% Tax Credit. The most common unit type for all property types is a one-bedroom/one-bath floor plan (44.6%), while the least common unit type is a three-bedroom/two-bath floor plan (0.5%). The highest vacancy rate (87.1%) is in the four-bedroom/one-bath market-rate unit. Median net monthly rent values range from a low of $515 for a one-bedroom/one-bath Tax Credit unit to a high of $1,651 for a four-bedroom/one-bath market-rate unit.

The following table summarizes the average net monthly rent per square foot by bedroom type and unit design for the multi-unit rental properties surveyed within the DSA (note: garden units have all living areas on one floor, regardless of the number of stories in a building, while townhouse units have living areas on multiple floors):

	AVERAGE NET RENT PER SQUARE FOOT			
	MARKET-RATE		TAX CREDIT	
BEDROOM TYPE	GARDEN	TOWNHOUSE	GARDEN	TOWNHOUSE
STUDIO	$1.69	-	-	-
ONE-BEDROOM	$1.44	$1.25	$0.69	-
TWO-BEDROOM	$1.24	$0.83	$0.67	-
THREE-BEDROOM	$1.49	-	$0.35	$0.41

Of the 373 surveyed rental units, 353 (94.6%) are elevator-served garden-style, and 20 (5.4%) are non-elevator townhouse-style. The above table indicates that average net monthly rents per square foot range from a low of $0.35 for a three-bedroom Tax Credit unit to a high of $1.69 for a studio market-rate unit. Market-rate properties are receiving over two times more net monthly rent per square foot than Tax Credit properties for the same unit type. Garden units had higher rents than townhouse units. Compared to aggregate averages in this study, the Grand Rapids DSA's average net monthly rents per square foot are higher for market-rate units, but lower for Tax Credit units.

The following tables summarize property counts, unit counts, vacancy rates, and median net monthly rents by quality rating and property type:

MARKET-RATE PROPERTIES				MEDIAN NET RENT				
QUALITY RATING	NUMBER	TOTAL UNITS	VACANCY RATE*	STUDIO	ONE-BR.	TWO-BR.	THREE-BR.	FOUR-BR.
A+	1	133	9.8%	$785	$900	$1,200	-	-
A	1	19	0.0%	-	$585	$700	$1,000	-
B+	1	40	82.5%	-	-	$899	$1,381	$1,651
B	1	12	8.3%	-	$832	$1,115	-	-

TAX CREDIT PROPERTIES				MEDIAN NET RENT				
QUALITY RATING	NUMBER	TOTAL UNITS	VACANCY RATE*	STUDIO	ONE-BR.	TWO-BR.	THREE-BR.	FOUR-BR.
A	2	114	2.6%	-	$515	$535	$585	-
B+	1	55	12.7%	-	$498	$595	-	-

*As of July 2007

As evidenced in the above table, only a modest correlation exists between the quality of surveyed properties and their vacancy rates. It appears that in most cases higher quality ratings yield lower vacancy rates. However, there is a B- rated property that has a slightly lower vacancy rate than an A- rated property. No correlation appears to exist between net monthly rents and quality ratings. However, the property with the highest median net rents has the highest vacancy rate. Lower net rents coupled with good quality ratings in properties with Tax Credit units are yielding lower vacancy rates than pure market-rate properties (5.3% versus 25.4%).

The following appliances were included in the surveyed rental units (frequency indicated by percentage of units):

- Range (64.3%)
- Refrigerator (100.0%)
- Icemaker (35.7%)
- Dishwasher (89.3%)
- Disposal (89.3%)
- Microwave (78.8%)

The following amenities were included in the surveyed rental units (frequency indicated by percentage of units):

- Air conditioning (100.0%; central 70.8% / window 29.2%)
- Floor covering (100.0%)
- Washer/dryer machines (6.4%)
- Washer/dryer hook-ups (71.3%)
- Ceiling fan (10.1%)
- Intercom system (50.4%)
- Window treatment (100.0%)

The following common amenities were included in the surveyed rental properties for use by residents (frequency indicated by percentage of units):

- Pool (35.7%)
- On-site management (79.6%)
- Laundry facilities (93.6%)
- Meeting room (79.6%)
- Fitness center (79.6%)
- Jacuzzi/sauna (64.9%)
- Tennis court (35.7%)
- Sports court (35.7%)
- Storage (35.7%)
- Elevator (90.4%)
- Business center (14.7%)

The following utility mix and payment responsibility were used in the surveyed rental properties (frequency indicated by percentages of units):

- Space heating (gas 89.3% / electric 10.7%; landlord 28.7% / tenant 71.3%)
- Cooking (electric 100.0%; landlord 10.7% / tenant 89.3%)
- Water heating (gas 74.5% / electric 25.4%; landlord 13.9% / tenant 86.1%)

- Other electric (landlord 10.7% / tenant 89.3%)
- Water-sewer (landlord 93.6% / tenant 6.4%)
- Trash (landlord 100.0%)

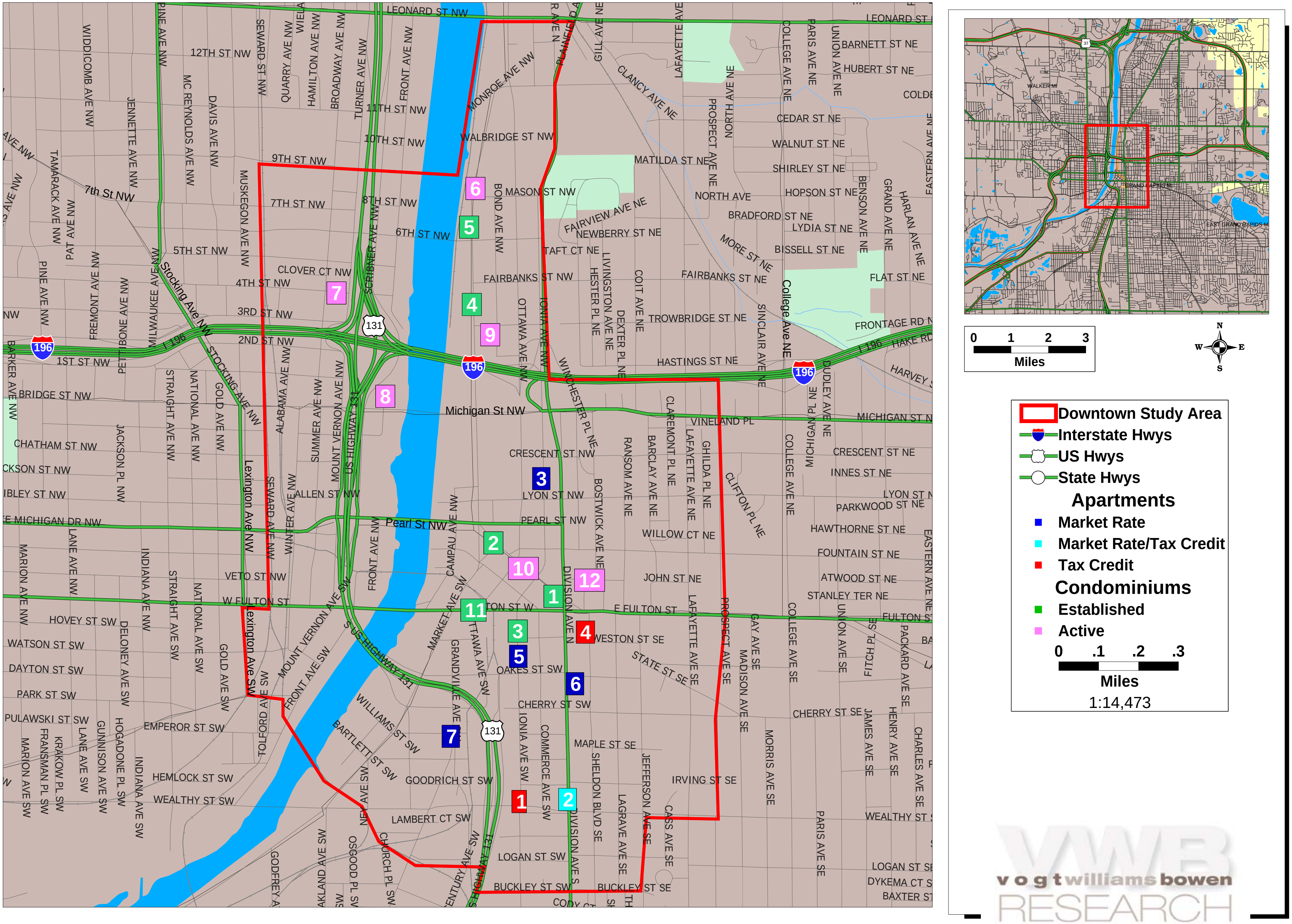
An abbreviated field survey of all multi-unit rental properties in the Grand Rapids DSA is provided in the following pages. Properties have been color-coded to reflect type. The field survey is comprised of the following major elements:

- A colored-coded map indicating the location of each property surveyed.

- A list of properties surveyed with name, address, telephone number, contact person, photograph, property type, year built and renovated (if applicable), number of floors, total units, occupancy rate, quality rating, and presence of an elevator.

- Rent and unit information by property and number of bedrooms.

Grand Rapids, MI: DSA Boundary with Surveyed Properties



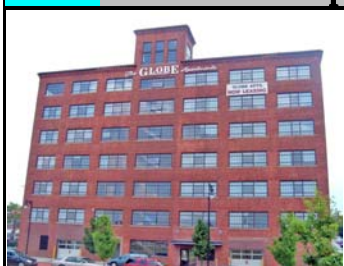
SURVEY OF RENTAL PROPERTIES - GRAND RAPIDS, MI

1 Metropolitan Park Apts.

Address 350 Ionia Ave.
Grand Rapids, MI 49503
Contact Amy
Phone (616) 458-4009
(Contact by phone)
Year Built 2007
Project Type Tax Credit
Comments Tax Credit @ 45% (12 units) & @ 60% AMHI (12 units); Accepts HCV; Some units have wood floors; Elevator

Total Units	24
Vacancies	0
Occupied	100.0%
Floors	4
Quality Rating	A
Waiting List	1 year

2 The Globe Apts.



Address 315 Commerce Ave. SW
Grand Rapids, MI 49503
Contact Michelle
Phone (616) 235-6303
(Contact in person)
Year Built 1910 **Renovated** 2001
Project Type Market-rate & Tax Credit
Comments Tax Credit @ 45% & 60% AMHI (90 units); Market-rate (19 units); Wait list for all units except Tax 2-br; Formerly Globe Knitting Works; Elevator

Total Units	109
Vacancies	3
Occupied	97.2%
Floors	6
Quality Rating	A
Waiting List	2-12 months

3 The Commerce Building

Address 5 Lyon St. NW
Grand Rapids, MI 49503
Contact Kelly
Phone (616) 242-5195
(Contact by phone)
Year Built 1920 **Renovated** 2003
Project Type Market-rate
Comments 100% student; Year built estimated; High vacancy rates due to summer break for students; Elevator

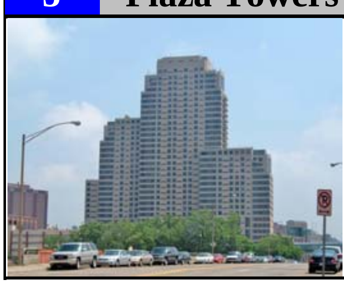
Total Units	40
Vacancies	33
Occupied	17.5%
Floors	9
Quality Rating	B+
Waiting List	None

4 The Lofts

Address 26 Sheldon Blvd. SE
Grand Rapids, Mi 49503
Contact Katie
Phone (616) 234-0100
(Contact in person)
Year Built 1928 **Renovated** 1996
Project Type Tax Credit
Comments Tax Credit @ 49% (27 units) & @ 60% AMHI (28 units); Vacancies estimated; Large turnover due to students' summer break; Unit mix estimated; Elevator

Total Units	55
Vacancies	7
Occupied	87.3%
Floors	6
Quality Rating	B+
Waiting List	None

5 Plaza Towers Apts.



Address 201 W. Fulton
Grand Rapids, Mi 49503
Contact Connie
Phone (616) 776-3300
(Contact in person)
Year Built 1996
Project Type Market-rate
Comments Connected to the Marriott; Select units have ice-making refrigerators; Some units have wood floors; Elevator

Total Units	133
Vacancies	13
Occupied	90.2%
Floors	32
Quality Rating	A+
Waiting List	None

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Goverment-subsidized
- Government-subsidized

Surveyed - July 2007

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6 Loft Apts.

Address 71 S. Division Ave.
Grand Rapids, MI 49503
Year Built 1910 **Renovated** 2004
Project Type Market-rate
Comments Rents estimated; No elevator

Contact Dan
Phone (616) 822-0202
(Contact by phone)

Total Units	12
Vacancies	1
Occupied	91.7%
Floors	3
Quality Rating	B
Waiting List	
None	

7 Hopson Flats

Address 212-216 Grandville Ave. SW
Grand Rapids, MI 49503
Year Built 1934 **Renovated** 2007
Project Type Market-rate
Comments All 42 units under construction; Year built, storage price & square footage esitmated; 100% student; First floor retail; Rents per person; Elevator

Contact Kelly
Phone (616) 242-5196
(Contact by phone)

Total Units	0
Vacancies	0
Occupied	0
Floors	5
Quality Rating	
Waiting List	
None	

Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Goverment-subsidized
Government-subsidized

Surveyed - July 2007

PRICE PER SQUARE FOOT - GRAND RAPIDS, MI

STUDIO UNITS					
MAP ID	**PROJECT NAME**	**BATHS**	**UNIT SIZE**	**NET RENT**	**$ / SQ. FT.**
5	Plaza Towers Apts.	1	475	$785 to $815	$1.65 to $1.72
ONE-BEDROOM UNITS					
MAP ID	**PROJECT NAME**	**BATHS**	**UNIT SIZE**	**NET RENT**	**$ / SQ. FT.**
5	Plaza Towers Apts.	1	637 to 701	$900 to $1100	$1.41 to $1.57
6	Loft Apts.	1	667	$832	$1.25
2	The Globe Apts.	1	651 to 868	$94 to $725	$0.14 to $0.84
4	The Lofts	1	640	$498 to $626	$0.78 to $0.98
TWO-BEDROOM UNITS					
MAP ID	**PROJECT NAME**	**BATHS**	**UNIT SIZE**	**NET RENT**	**$ / SQ. FT.**
3	The Commerce Building	1	458 to 637	$899 to $1079	$1.69 to $1.96
5	Plaza Towers Apts.	1	977 to 1161	$1200 to $1450	$1.23 to $1.25
6	Loft Apts.	1 to 2	1350	$1115	$0.83
7	Hopson Flats	2	875	$1050	$1.20
2	The Globe Apts.	1 to 2	717 to 1136	$165 to $850	$0.23 to $0.75
1	Metropolitan Park Apts.	2	1050	$543 to $716	$0.52 to $0.68
4	The Lofts	1 to 2	800	$595 to $749	$0.74 to $0.94
THREE-BEDROOM UNITS					
MAP ID	**PROJECT NAME**	**BATHS**	**UNIT SIZE**	**NET RENT**	**$ / SQ. FT.**
3	The Commerce Building	1	720 to 756	$1381	$1.83 to $1.92
7	Hopson Flats	2	1075	$1425	$1.33
2	The Globe Apts.	2	1357 to 1395	$113 to $1000	$0.08 to $0.72
1	Metropolitan Park Apts.	2	1700	$585 to $802	$0.34 to $0.47
FOUR+ BEDROOM UNITS					
MAP ID	**PROJECT NAME**	**BATHS**	**UNIT SIZE**	**NET RENT**	**$ / SQ. FT.**
3	The Commerce Building	1	800 to 1103	$1651 to $2131	$1.93 to $2.06
7	Hopson Flats	2	1325	$1600	$1.21

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Goverment-subsidized
- Government-subsidized

Surveyed - July 2007

TAX CREDIT UNITS - GRAND RAPIDS, MI

ONE-BEDROOM UNITS						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
2	The Globe Apts.	11	651 - 868	1	45%	$94 - $410
2	The Globe Apts.	22	651 - 868	1	60%	$515 - $540
4	The Lofts	10	640	1	49%	$535
4	The Lofts	10	640	1	60%	$663

TWO-BEDROOM UNITS						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
2	The Globe Apts.	16	717 - 1136	1 - 2	45%	$165 - $525
1	Metropolitan Park Apts.	8	1050	2	45%	$527
2	The Globe Apts.	31	717 - 1136	1 - 2	60%	$535 - $675
4	The Lofts	17	800	1 - 2	49%	$641
1	Metropolitan Park Apts.	8	1050	2	60%	$700
4	The Lofts	18	800	1 - 2	60%	$795

THREE-BEDROOM UNITS						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
2	The Globe Apts.	6	1357 - 1395	2	45%	$113 - $545
1	Metropolitan Park Apts.	4	1700	2	45%	$556
2	The Globe Apts.	4	1357 - 1395	2	60%	$700 - $740
1	Metropolitan Park Apts.	4	1700	2	60%	$773

Surveyed - July 2007

MARKET RATE UNITS - GRAND RAPIDS, MI

STUDIO UNITS					
MAP ID	**PROJECT NAME**	**UNITS**	**SQUARE FEET**	**# OF BATHS**	**COLLECTED RENT**
5	Plaza Towers Apts.	7	475	1	$785 - $815
ONE-BEDROOM UNITS					
MAP ID	**PROJECT NAME**	**UNITS**	**SQUARE FEET**	**# OF BATHS**	**COLLECTED RENT**
2	The Globe Apts.	7	651 - 868	1	$585 - $725
6	Loft Apts.	6	667	1	$900
5	Plaza Towers Apts.	78	637 - 701	1	$900 - $1100
TWO-BEDROOM UNITS					
MAP ID	**PROJECT NAME**	**UNITS**	**SQUARE FEET**	**# OF BATHS**	**COLLECTED RENT**
2	The Globe Apts.	11	717 - 1136	1 - 2	$700 - $850
3	The Commerce Building	7	458 - 637	1	$1020 - $1200
7	Hopson Flats	0	875	2	$1050
6	Loft Apts.	6	1350	1 - 2	$1200
5	Plaza Towers Apts.	48	977 - 1161	1	$1200 - $1450
THREE-BEDROOM UNITS					
MAP ID	**PROJECT NAME**	**UNITS**	**SQUARE FEET**	**# OF BATHS**	**COLLECTED RENT**
2	The Globe Apts.	1	1395	2	$1000
7	Hopson Flats	0	1075	2	$1425
3	The Commerce Building	2	720 - 756	1	$1530
FOUR-BEDROOM UNITS					
MAP ID	**PROJECT NAME**	**UNITS**	**SQUARE FEET**	**# OF BATHS**	**COLLECTED RENT**
7	Hopson Flats	0	1325	2	$1600
3	The Commerce Building	31	800 - 1103	1	$1840 - $2320

Surveyed - July 2007

Multi-Unit Condominium Housing Supply Survey

We identified and surveyed 12 multi-unit condominium housing properties totaling 921 units within the Grand Rapids DSA that met the study's selection criteria (refer to Grand Rapids DSA Map using property Map I.D. numbers below). Of these surveyed properties, six are established (properties where all units have sold); and six are active (properties with unsold condominium product). The following table shows the status of the multi-unit condominium properties included in the field survey:

PROPERTY TYPE	NUMBER OF PROPERTIES	UNITS		
		TOTAL	SOLD	UNSOLD
ESTABLISHED	6	135	135	0
ACTIVE	6	786	507	279
TOTAL	12	921	642	279

There are a total of 135 units in the established properties that were sold between August 1999 and July 2007, and 786 units in the active properties. Of the active properties, 507 units, or 64.5%, were sold between April 2005 and July 2007 (study cut-off date), while 279 units, or 35.5%, remain unsold.

The following table summarizes the absorption trends by condominium property type within the DSA:

AVERAGE MONTHLY UNIT SALES	CONDOMINIUM PROPERTY TYPE			
	ESTABLISHED		ACTIVE	
	NUMBER	PERCENT	NUMBER	PERCENT
< 0.5	2	33.3%	1	16.6%
0.5 TO 0.9	2	33.3%	0	0.0%
1.0 TO 1.9	1	16.6%	1	16.6%
2.0 >	1	16.6%	4	66.6%
TOTAL	6	100.0%	6	100.0%

Since January 2000, a total of 635 condominium units sold. This is an average of seven units monthly. The highest number of condominium units sold in any full year since 2000 was 2006 when 247 units sold. This translates into a monthly absorption of 20.6 units. In 2007, the monthly absorption rate through July was even higher at 39.1 units. Prior to 2000, only seven condominium units sold representing only 1.1% of all sold units within the DSA through July 2007.

The following table details quality ratings, unit information, and sales data for each multi-unit condominium property surveyed within the DSA:

MAP I.D.	PROPERTY NAME	QUALITY RATING	TOTAL UNITS	SOLD UNITS	UNSOLD UNITS	AVERAGE INITIAL SALE PRICE	AVERAGE MONTHLY UNIT SALES	SALES PERIOD
1	THE PECK BUILDING CONDOMINIUMS	B+	12	12	0	$133,795.00	1.1	7/05 to 5/06
2	CITY VIEW CONDOMINIUMS	A	28	28	0	$303,178.00	9.3	7/04 to 9/04
3	LOFTS AT TANNERY ROW	B	13	13	0	$146,446.00	0.3	8/99 to 1/03
4	MONROE TERRACE	A-	27	27	0	$217,855.00	0.7	5/01 to 6/04
5	LANDMARK LOFTS	A-	23	23	0	$231,056.00	0.3	1/02 to 6/07
6	THE BOARDWALK	A	230	140	90	$155,869.00	15.6	10/06 to 7/07
7	UNION SQUARE	B+	180	172	8	$242,140.00	14.3	7/06 to 7/07
8	RIVER HOUSE CONDOMINIUMS	A+	207	130	77	$527,625.00	11.8	8/06 to 7/07
9	ICON ON BOND	A	118	36	82	$370,000.00	2.0	1/06 to 7/07
10	FRONT ROW CONDOMINIUMS	A	10	8	2	$339,985.00	0.3	4/05 to 7/07
11	PLAZA TOWERS CONDOMINIUMS	A+	32	32	0	$230,939.00	0.5	1/02 to 7/07
12	THE FITZGERALD	B+	41	21	20	$411,220.00	1.5	5/06 to 7/07
TOTAL / AVERAGE		A-	921	642	279	$275,842.33	10.3*	

*Average weighted by sold units

Each surveyed condominium property was rated on a scale of A through E, with A rated properties representing very high quality product that is upscale and luxurious, and E rated properties representing very low quality product that is in serious disrepair. All properties were rated on overall quality and appearance. Surveyed properties received an A- average quality rating within the Grand Rapids DSA.

There are 921 condominium units in 12 properties, 564 units, or 61.2%, are in nine older buildings that were renovated, while the remaining 357 units, or 38.8%, are in three newly built buildings. The largest of the surveyed properties is The Boardwalk with 230 total units, while the smallest is Front Row Condominiums with 10 total units. The average sized property is 77 units. The surveyed property with the most unsold units is The Boardwalk with 90 of 230 units available. Surveyed properties range in height from three to 34 stories.

The average sale prices at the established properties range from a low of $133,795 at The Peck Building to a high of $411,220 at The Fitzgerald. The DSA average weighted (by unit count) sale price for established properties is $227,165. The average sale prices at the active properties range from a low of $155,869 at The Boardwalk to a high of $527,625 at River House. The Grand Rapids DSA average weighted (by unit count) sale price for active properties is $320,937. The average weighted sale price for all surveyed condominium units in this study is $202,723 for established properties and $264,611 for active properties.

The surveyed property with the highest (fastest) absorption rate is The Boardwalk with 15.6 sales per month, while the properties with the lowest (slowest) absorption rates are Front Row, Lofts at Tannery Row, and Landmark Lofts, each with 0.3 sales per month. The DSA average weighted (by sold units) absorption rate for all surveyed properties is 10.3 sales per month. This value is much higher than the average weighted absorption rate for all surveyed condominium properties in this study, 2.1 sales per month.

The first condominium property within the DSA to be marketed was the Lofts at Tannery Row with the first sale being recorded in August 1999.

The following table lists only the active condominium properties within the DSA by unit type, number of stories, unit sizes, sales pricing:

MAP ID	PROPERTY NAME	UNIT DESCRIPTION			BUILDING STORIES	SQUARE FEET	BASE SALES PRICE	PRICE PER SQUARE FOOT
		BR.	BATH	TYPE				
6	THE BOARDWALK	0	1.0	GD-EL	5	550 to 600	$69,000 to $84,900	$125.45 to $141.50
		1	1.0	GD-EL		750 to 1,300	$79,000 to $145,000	$105.33 to $111.54
		2	2.0	GD-EL		950 to 2,200	$149,000 to $196,900	$89.50 to $156.84
		3	2.0	GD-EL		1,300 to 2,200	$189,000 to $220,000	$100.00 to $145.38
7	UNION SQUARE	1	1.0	GD-EL	6	542 to 660	$95,000 to $110,000	$166.67 to $175.28
		2	2.0	GD-EL		703 to 894	$123,260 to $165,300	$175.33 to $184.90
		3	2.0	TH-EL		1,053 to 1,352	$210,736 to $282,805	$200.13 to $209.18
		4	2.0	TH-EL		1,511 to 2,548	$325,075 to $600,000	$215.14 to $235.48
8	RIVER HOUSE CONDOMINIUMS	1	1.5	GD-EL	34	906 to 1,018	$345,000 to $360,000	$353.63 to $380.79
		2	2.5	GD-EL		1,272 to 1,465	$321,000 to $500,000	$252.36 to $341.30
		3	3.5	GD-EL		1,700 to 1,892	$345,000 to $600,000	$202.94 to $317.12
		3	4.0	GD-EL		1,040 to 1,817	$600,000 to $1,400,000	$576.92 to $770.50
9	ICON ON BOND	1	1.0	GD-EL	9	728 to 973	$200,000 to $373,000	$274.73 to $383.35
		2	2.0	GD-EL		1,081 to 1,418	$302,000 to $605,000	$279.37 to $426.66
10	FRONT ROW CONDOMINIUMS	1	1.0	LT-EL	3	1,464 to 1,612	$255,000 to $200,000	$124.07 to $174.18
		2	2.0	LT-EL		1,650 to 2,300	$330,000 to $399,900	$173.87 to $200.00
		3	2.0	LT-EL		2,790 to 3,000	$399,900 to $405,000	$135.00 to $143.33
12	THE FITZGERALD	1	1.0	GD-EL	8	750 to 1,000	$230,000 to $300,000	$300.00 to $306.67
		2	2.0	GD-EL		1,300 to 1,600	$300,000 to $500,000	$230.77 to $312.50
		2	2.0	LT-EL		1,800 to 2,100	$450,000 to $550,000	$250.00 to $261.90
		3	2.5	GD-EL		2,000 to 2,400	$550,000 to $650,000	$270.83 to $275.00

Unit Type: LT=Loft; RN=Ranch; GD=Garden; TH=Townhouse; EL=Elevator; WU=Walk-up

The above table shows that unit sizes in active properties vary greatly for the same unit type. For example, a two-bedroom/two-bath floor plan ranges in size from 703 to 2,300 square feet. The smallest unit type is a one-bedroom/one-bath at 542 square feet in Union Square, while the largest is a three-bedroom/two-bath unit at 3,000 square feet in Front Row.

Most units in active properties are elevator-served garden-style designs in buildings with three to 34 stories. The most common unit type currently for sale is a two-bedroom/two-bath floor plan.

In active properties, sale prices vary greatly as well for the same unit type. For example, a two-bedroom/two-bath floor plan ranges in price from \$123,260 to \$605,000. The lowest priced unit is a studio/one-bath unit for \$69,000 (\$125 per square foot) in The Boardwalk, while the highest priced unit is a three-bedroom/four-bath unit for \$1,400,000 (\$771 per square foot), in River House.

The following two tables show the distribution of sold and unsold units in active properties by sale price, unit type, and sales rate (absorption):

AVERAGE SALE PRICE	TOTAL UNITS	SOLD UNITS	AVERAGE MONTHLY UNIT SALES*
< \$150,000	140	107	2.9
\$150,000 - \$199,999	196	136	5.6
\$200,000 - \$299,999	125	73	1.1
\$300,000 - \$399,999	56	36	1.4
> \$400,000	269	155	1.3
TOTALS/AVERAGE	786	507	2.8**

*Based on active sales period; active sales period extended to study cut-off date (July 2007).
**Average weighted by sold units

SALE PRICE RANGE	UNSOLD UNIT TYPE				TOTAL	
	GARDEN	LOFT	RANCH	TOWNHOUSE	NUMBER	PERCENT
<\$150,000	33	0	0	0	33	11.8%
\$150,000 - \$199,999	60	0	0	0	60	21.5%
\$200,000 - \$299,999	50	0	0	2	52	18.6%
\$300,000 - \$399,999	18	2	0	0	20	7.2%
>\$400,000	108	6	0	0	114	40.9%
TOTAL	269	8	0	2	279	100.0%

The most common unit type and sale price range for unsold units in the DSA is a garden floor plan for over \$400,000 (40.9%). The average weighted (by sold units) absorption rate for all active properties is 2.8 sales per month.

The following appliances are included in the surveyed active property units (frequency indicated by percentage of all active units):

- Range (100.0%)
- Refrigerator (100.0%)
- Dishwasher (100.0%)
- Disposal (100.0%)
- Microwave (75.8%)
- Air conditioning (100.0%)
- Washer/dryer machines (47.8%)
- Washer/dryer hook-ups (70.7%)
- Security system (34.5%)

The following amenities are included in the surveyed active property units (frequency indicated by percentage of all active units):

- Carpet (73.7%)
- Ceiling fan (1.3%)
- Window treatments (100.0%)
- Balcony/patio (93.5%)
- Fireplace (1.3%)
- Vaulted ceilings (29.3%)

The following common amenities are included in the surveyed active properties for use by residents (frequency indicated by percentage of all active units):

- Pool (78.5%)
- Fitness center (46.5%)
- Sauna (31.5%)
- Hot tub (83.7%)
- Common building (78.5%)
- Clubhouse (52.2%)
- On-site management (55.6%)
- Security gate (52.2%)
- Elevator (100.0%)

The following information relates to association fees in active properties:

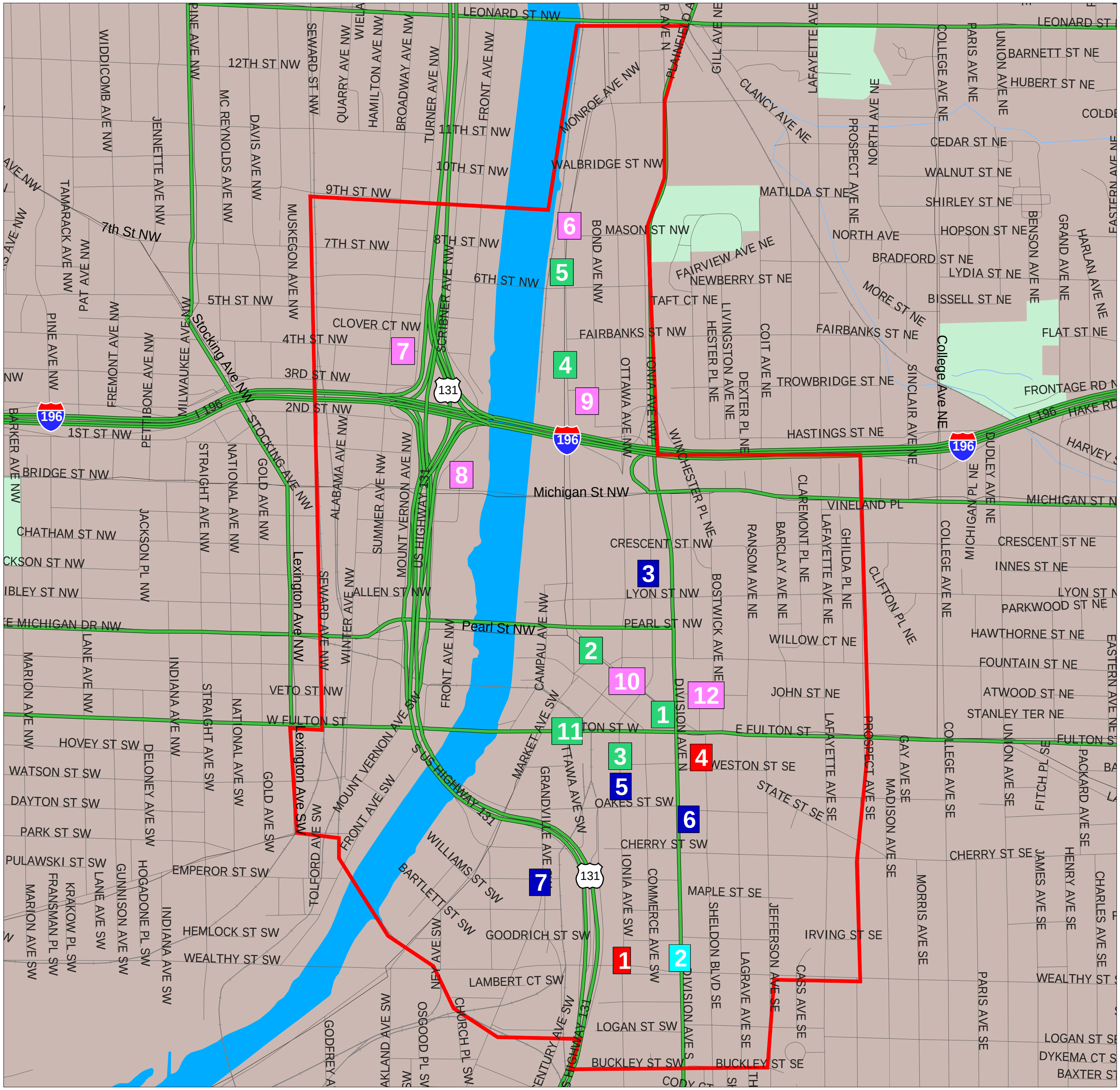
- Average monthly per unit fee for all active properties: $351
- Range of monthly per unit fees for all active properties: $135 to $750
- Items covered by fees (frequency indicated by percentage of all active units): landscaping (100.0%), trash removal (100.0%), snow removal (100.0%), paved area maintenance (100.0%), and water and sewer (88.8%), management services (15.0%), and concierge services (26.3%)

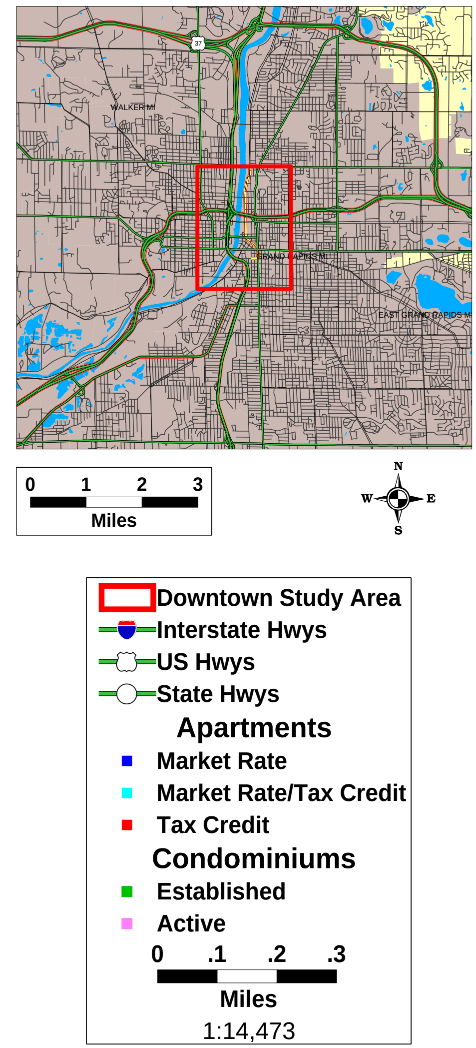
Parking in active properties is distributed as follows: 39.3% of units receive one space in a concrete parking garage structure, while 60.7% of units receive two spaces in a concrete parking garage structure.

An abbreviated field survey of all multi-unit condominium properties in the Grand Rapids DSA is provided in the following pages. Properties have been color-coded to reflect type. The field survey is comprised of the following major elements:

- A colored-coded map indicating the location of each property surveyed.
- A list of properties surveyed with name, address, telephone number, contact person, photograph, property type (active or established), date of first and last sale, number of floors, total units, sales rate, units sold and unsold, and presence of an elevator.
- A summary of the number of properties surveyed, the aggregate number of units sold, and aggregate sales by year.
- A summary of active properties including unit descriptions, unit sizes, parking arrangements, price, and price per square foot.
- A list of active properties indicating sales by unit type.

Grand Rapids, MI: DSA Boundary with Surveyed Properties





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SURVEY OF CONDOMINIUM PROPERTIES - GRAND RAPIDS, MI

1 The Peck Building Condominiums

Location	40 NW Monroe Center St. Grand Rapids, MI 49503	**First Sale:**	7/18/2005	**Sales Rate***	1.1
		Last Sale:	5/1/2006	**Total Homes**	12
Developer	Peck Building Assoc., L.L.C.				
Phone	(616) 889-0183				
Comments	No elevator			**Floors**	3

2 CityView Condominiums

Location	60 NW Monroe Center St. Grand Rapids, MI 49503	**First Sale:**	7/23/2004	**Sales Rate***	9.3
		Last Sale:	9/14/2004	**Total Homes**	28
Developer	City View Condos LLC				
Phone	(616) 942-8877				
Comments	Formerly the Grand Rapids Savings Bank building; Elevator			**Floors**	10

3 Lofts at Tannery Row

Location	16 SW Ionia Ave. Grand Rapids, MI 49503	**First Sale:**	8/31/1999	**Sales Rate***	0.3
		Last Sale:	1/13/2003	**Total Homes**	13
Developer	Macroe Properties				
Phone					
Comments	Erected 1889 for the Hirth-Krause Company; Elevator			**Floors**	5

4 Monroe Terrace

Location	600 NW Monroe Ave. Grand Rapids, MI 49503	**First Sale:**	5/2/2001	**Sales Rate***	0.7
		Last Sale:	6/11/2004	**Total Homes**	27
Developer	DJC, LLC & Monroe Terrace LLC				
Phone					
Comments	Formerly a sewing factory'; Elevator			**Floors**	5

5 Landmark Lofts

Location	801 NW Monroe Ave. Grand Rapids, MI 49503	**First Sale:**	1/10/2002	**Sales Rate***	0.3
		Last Sale:	6/19/2007	**Total Homes**	23
Developer	Landmark Lofts, LLC				
Phone	(616) 454-1446				
Comments	Last sale date estimated; Also know as Monroe North Riverfront Condominiums; Elevator			**Floors**	4

* Calculated based on active sales period. For active projects, active sales period extends to current month

Active

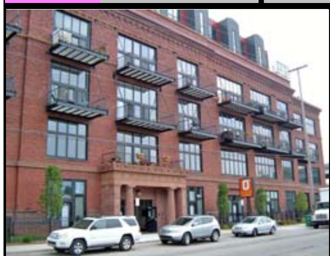
Established

Surveyed - July 2007

6 The Boardwalk

Location	940 NW Monroe Ave. Grand Rapids, MI 49503	**First Sale:**	10/20/2006	**Sales Rate***	15.6
		Last Sale:	8/1/2007	**Total Homes**	230
Developer	Parkland Properties			**Homes Sold**	140
Phone	(616) 988-6466			**Available Homes**	90
Comments	Elevator			**Planned Homes**	0
				Floors	5

7 Union Square



Location	600 Broadway Ave. NW Grand Rapids, MI 49503	**First Sale:**	7/7/2006	**Sales Rate***	14.3
		Last Sale:	8/1/2007	**Total Homes**	180
Developer	Parkland Properties			**Homes Sold**	172
Phone	(616) 988-6466			**Available Homes**	8
Comments	Some wood floors; Elevator			**Planned Homes**	0
				Floors	6

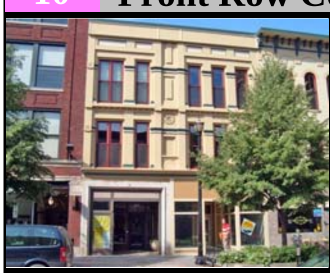
8 River House Condominiums

Location	335 Bridge St. NW Grand Rapids, MI 49503	**First Sale:**	8/1/2006	**Sales Rate***	11.8
		Last Sale:	8/1/2007	**Total Homes**	207
Developer	Robert Grooters Development			**Homes Sold**	130
Phone	(616) 299-5837			**Available Homes**	77
Comments	Will be tallest building in Grand Rapids; 63% of units sold to be completed by 10/2008; Most expensive 3-br units are penthouses; Elevator			**Planned Homes**	0
				Floors	24

9 Icon on Bond

Location	538 Bond Ave. NW Grand Rapids, MI 49503	**First Sale:**	1/1/2006	**Sales Rate***	2.0
		Last Sale:	12/1/2006	**Total Homes**	118
Developer	Joe Moch			**Homes Sold**	36
Phone	(616) 559-7243			**Available Homes**	82
Comments	Elevator			**Planned Homes**	0
				Floors	9

10 Front Row Condominiums



Location	51 Monroe Center Grand Rapids, MI 49503	**First Sale:**	4/18/2005	**Sales Rate***	0.3
		Last Sale:	1/6/2006	**Total Homes**	10
Developer	Belford Development			**Homes Sold**	8
Phone	(616) 633-9690			**Available Homes**	2
Comments	Unit mix estimated; Elevator			**Planned Homes**	0
				Floors	3

* Calculated based on active sales period. For active projects, active sales period extends to current month

Active

Established

Surveyed - July 2007

SURVEY OF CONDOMINIUM PROPERTIES - GRAND RAPIDS, MI

11 Plaza Towers Condominiums

Location	201 W. Fulton Grand Rapids, MI 49503	**First Sale:**	1/10/2002	**Sales Rate***	0.5
		Last Sale:	7/16/2007	**Total Homes**	32
Developer	Eenhorn Development				
Phone	(616) 235-0688				
Comments	Elevator				
				Floors	32

12 The Fitzgerald

Location	33 Library St. NE Grand Rapids, MI 49503	**First Sale:**	5/1/2006	**Sales Rate***	1.5
		Last Sale:	7/1/2007	**Total Homes**	41
Developer	Second Story Properties & RSC			**Homes Sold**	21
Phone	(616) 915-6060			**Available Homes**	20
Comments	Under construction; Elevator			**Planned Homes**	0
				Floors	8

* Calculated based on active sales period. For active projects, active sales period extends to current month

Active

Established

Surveyed - July 2007

STATUS OF PROJECTS SURVEYED - GRAND RAPIDS, MI

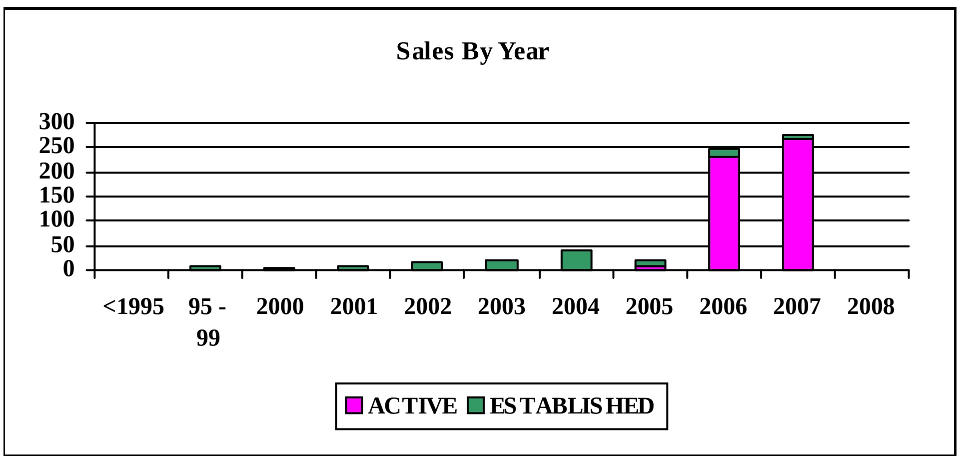
PROJECT STATUS	NUMBER OF PROJECTS	UNITS TOTAL	UNITS SOLD	UNITS AVAILABLE	UNITS PLANNED
ACTIVE	6	786	507	279	0
ESTABLISHED	6	135	135	0	0
TOTAL	**12**	**921**	**642**	**279**	**0**

* Active totals include both sold-out and active phases.
Established totals reflect projects that have sold out units in all phases.

UNIT SALES BY YEAR - GRAND RAPIDS, MI

YEAR	UNITS SOLD ESTABLISHED PHASES	UNITS SOLD ACTIVE PHASES	TOTAL SALES	AVERAGE MONTHLY SALES
< 1995	0	0	0	
1995 - 1999	7	0	7	0.6
2000	4	0	4	0.3
2001	9	0	9	0.8
2002	18	0	18	1.5
2003	20	0	20	1.7
2004	41	0	41	3.4
2005	15	7	22	1.8
2006	15	232	247	20.6
2007	6	268	274	39.1
TOTAL	**135**	**507**	**642**	**4.3** *

* - AVERAGE MONTHLY SALES FROM 2000 TO 2006



Surveyed - July 2007

PRICE ANALYSIS - GRAND RAPIDS, MI

MAP ID	PROJECT NAME	UNIT DESCRIPTION BR	BATHS	STYLE	PARKING	SQUARE FEET	PRICE	PRICE PER SQUARE FOOT
6	The Boardwalk	0	1	GARDEN ELEVATOR	G / 1	550 TO 600	$69,000 - $84,900	$125.45 TO $141.50
		1	1	GARDEN ELEVATOR	G / 1	750 TO 1300	$79,000 - $145,000	$105.33 TO $111.54
		2	2	GARDEN ELEVATOR	G / 2	950 TO 2200	$149,000 - $196,900	$89.50 TO $156.84
		3	2	GARDEN ELEVATOR	G / 2	1300 TO 2200	$189,000 - $220,000	$100.00 TO $145.38
7	Union Square	1	1	GARDEN ELEVATOR	G / 1	542 TO 660	$95,000 - $110,000	$166.67 TO $175.28
		2	2	GARDEN ELEVATOR	G / 2	703 TO 894	$123,260 - $165,300	$175.33 TO $184.90
		3	2	3-STORY TOWNHOUSE	G / 2	1053 TO 1352	$210,736 - $282,805	$200.13 TO $209.18
		4	2	3-STORY TOWNHOUSE	G / 2	1511 TO 2548	$325,075 - $600,000	$215.14 TO $235.48
8	River House Condominiums	1	1.5	GARDEN ELEVATOR	G / 2	906 TO 1018	$345,000 - $360,000	$353.63 TO $380.79
		2	2.5	GARDEN ELEVATOR	G / 2	1272 TO 1465	$321,000 - $500,000	$252.36 TO $341.30
		3	3.5	GARDEN ELEVATOR	G / 2	1700 TO 1892	$345,000 - $600,000	$202.94 TO $317.12
		3	4	GARDEN ELEVATOR	G / 2	1040 TO 1817	$600,000 - $1,400,000	$576.92 TO $770.50
9	Icon on Bond	1	1	GARDEN ELEVATOR	G / 1	728 TO 973	$200,000 - $373,000	$274.73 TO $383.35
		2	2	GARDEN ELEVATOR	G / 1	1081 TO 1418	$302,000 - $605,000	$279.37 TO $426.66
10	Front Row Condominiums	1	1	LOFT	G / 1	1464 TO 1612	$255,000 - $200,000	$124.07 TO $174.18
		2	2	LOFT	G / 1	1650 TO 2300	$330,000 - $399,900	$173.87 TO $200.00
		3	2	LOFT	G / 1	2790 TO 3000	$399,900 - $405,000	$135.00 TO $143.33
12	The Fitzgerald	1	1	GARDEN ELEVATOR	G / 1	750 TO 1000	$230,000 - $300,000	$300.00 TO $306.67
		2	2	GARDEN ELEVATOR	G / 1	1300 TO 1600	$300,000 - $500,000	$230.77 TO $312.50
		2	2	LOFT	G / 1	1800 TO 2100	$450,000 - $550,000	$250.00 TO $261.90
		3	2.5	GARDEN ELEVATOR	G / 1	2000 TO 2400	$550,000 - $650,000	$270.83 TO $275.00

Active
Established

PARKING

A - Attached
C - Carport
D - Detached
L -Lot/Surface
G - Parking Garage

Surveyed - July 2007

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UNIT ANALYSIS - GRAND RAPIDS, MI

MAP ID	PROJECT NAME	UNIT DESCRIPTION BEDROOMS	BATHS	STYLE	SALES INFORMATION TOTAL	AVAILABLE	PLANNED	PERCENT SOLD
6	The Boardwalk	0	1	GARDEN ELEVATOR	20	5	0	75.0%
		1	1	GARDEN ELEVATOR	71	25	0	64.8%
		2	2	GARDEN ELEVATOR	129	57	0	55.8%
		3	2	GARDEN ELEVATOR	10	3	0	70.0%
7	Union Square	1	1	GARDEN ELEVATOR	49	3	0	93.9%
		2	2	GARDEN ELEVATOR	67	3	0	95.5%
		3	2	3-STORY TOWNHOUSE	46	2	0	95.7%
		4	2	3-STORY TOWNHOUSE	18	0	0	100.0%
8	River House Condominiums	1	1.5	GARDEN ELEVATOR	52	18	0	65.4%
		2	2.5	GARDEN ELEVATOR	76	27	0	64.5%
		3	3.5	GARDEN ELEVATOR	52	18	0	65.4%
		3	4	GARDEN ELEVATOR	27	14	0	48.1%
9	Icon on Bond	1	1	GARDEN ELEVATOR	62	44	0	29.0%
		2	2	GARDEN ELEVATOR	56	38	0	32.1%
10	Front Row Condominiums	1	1	LOFT	3	0	0	100.0%
		2	2	LOFT	4	2	0	50.0%
		3	2	LOFT	3	0	0	100.0%
12	The Fitzgerald	1	1	GARDEN ELEVATOR	4	3	0	25.0%
		2	2	GARDEN ELEVATOR	29	11	0	62.1%
		2	2	LOFT	6	6	0	0.0%
		3	2.5	GARDEN ELEVATOR	2	0	0	100.0%

Active

Established

Surveyed - July 2007

UNIT ANALYSIS - GRAND RAPIDS, MI

		UNIT DESCRIPTION			SALES INFORMATION			
MAP ID	PROJECT NAME	BEDROOMS	BATHS	STYLE	TOTAL	AVAILABLE	PLANNED	PERCENT SOLD
					786	**279**	**0**	**64.5%** *

* - AMONG UNITS AVAILABLE OR UNDER CONSTRUCTION

Active

Established

Surveyed - July 2007

Planned Multi-Unit Developments

According to city building and planning officials, there were 10 multi-unit housing properties pending city approvals that had not started construction by July 2007 (study cut-off date) within the Grand Rapids DSA. The following table provides summary information on these planned properties:

PROPERTY NAME & LOCATION	DEVELOPER	PROPERTY TYPE	TOTAL UNITS	PROPERTY DETAILS	PROJECTED OPENING
GALLERY AT FULTON 1 DIVISION S	SECOND STORY PROPERTIES	MRR APTS./ MIXED USE	80	11 STORIES	UNKNOWN
240 IONA BLDG. 240 IONA SW	FULTON & DIVISION, LLC	CONDO/ MIXED USE	78	12 STORIES $160,000 & UP	LATE 2009
FAIRMONT SQUARE 920 CHERRY	EASTBROOK HOMES	CONDO	37	TOWNHOUSES $150K to $200K	UNKNOWN
FOX LOFTS 85-87 MONROE CENTER	OJIBWAY DEVELOPMENT	CONDO/ MIXED USE	16	1-BR & DEN 625-827 SF/UNIT	WINTER 2007
TALL HOUSE 45 IONA SW	GEORGE HAWORTH	CONDO/ MIXED USE	93	9 STORIES $159,000 & UP	EARLY 2009
HEARTSIDE MANOR 35 OAKES SW	ROCKFORD/ DEVOS PARTNERS	MRR APTS.	42	9 STORIES RENOVATION	UNKNOWN
101 S. DIVISION BLDG. 101 S. DIVISION	KARL CHEW	TAX APTS.	21	RENOVATION	UNKNOWN
LOOSE LEAF BLDG. 333 COMMERCE SW	INFINITY COMPANIES	MRR APTS./ MIXED USE	39	RENOVATION	UNKNOWN
CENTRAL BANK BLDG. 65 MONROE CENTER	VIRGIN SOIL	CONDO/ MIXED USE	10	RENOVATION	UNKNOWN
DASH PARKING LOT 5 111 IONIA SW	GERSHENSON & KIRCO	CONDO/ MIXED USE	86	9 STORIES RETAIL & HOTEL	UNKNOWN
275 FULTON PLACE 275 W. FULTON	EENHORN DEVELOPMENT	CONDO/ MIXED USE	8	ALL 2-BR'S / 2,000 SF 12 STORIES	JULY 2009
	TOTAL	11	510		

There are four new multi-unit rental housing properties totaling 182 units and seven new multi-unit condominium housing properties totaling 328 units planned for the Grand Rapids DSA. Combined, this represents a total of 11 multi-unit housing properties with 510 total units for an average size of 46 units per planned property.

Summary

From our research and field survey, the following table summarizes the multi-unit housing supply within the Grand Rapids DSA that met the study's selection criteria:

PROPERTY TYPE	PROPERTIES				UNITS			
	PLANNED	BEING BUILT	BUILT	TOTAL	PLANNED	BEING BUILT	BUILT	TOTAL
RENTAL	4	1	6	11	182	42	373	597
CONDOMINIUM	7	2	10	19	328	325	596	1,249
TOTAL	11	3	16	30	510	367	969	1,846

Combined, there are a total of 30 multi-unit housing properties planned, being built, or built in the Grand Rapids DSA representing 1,846 total units. Of these 1,846 units, 510 (27.6%) are planned, 367 (19.9%) are being built, and 969 (52.5%) are built.